

Nov 5 1 35 PM '97

BK 324 PG 361
W.E. DAVIS CH. CLK.**WARRANTY DEED**

This Deed of Conveyance is this day made by the undersigned JAN H. SCRUGGS HAWKS and GINGER WOODS and husband, LARRY RAY WOODS, hereinafter referred to as the GRANTORS, and JACK E. HOLMES and wife, LINDA J. HOLMES, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, JAN H. SCRUGGS HAWKS and GINGER WOODS and husband, LARRY RAY WOODS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto JACK E. HOLMES and wife, LINDA J. HOLMES, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil,

gas, sand and gravel in, on and under the subject property and being further subject to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

Taxes and assessments against said property for the year 1997 shall be paid by the Grantor's and taxes and assessments for the year 1998 shall be the sole responsibility of the GRANTEES.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 3rd day of November, 1997.

Jan H. Scruggs Hawks
JAN H. SCRUGGS HAWKS

GINGER Woods
GINGER WOODS

Larry Ray Woods
LARRY RAY WOODS

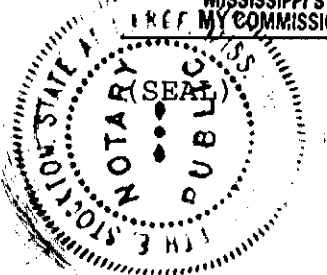
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 3RD day of November, 1997, within my jurisdiction, the within named JAN H. SCRUGGS HAWKS and GINGER WOODS and husband, LARRY RAY WOODS, who acknowledged that they executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999



GRANTORS' ADDRESS:
5180 Smith Road
Coldwater, MS 38618
RES. TEL.: n/a
BUS. TEL.: n/a

GRANTEES' ADDRESS:
5126 Smith Road
Coldwater, MS 38618
RES. TEL.: n/a
BUS. TEL.: n/a

Prepared by: KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
601-429-3469

(96351)

EXHIBIT "A"

LEGAL DESCRIPTION OF A 1.00, MORE OR LESS, ACRE TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FENCE CORNER POST SOUTH 20 DEGREES 15 MINUTES 39 SECONDS EAST 528.78 FEET AND 1084.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 83 DEGREES 36 MINUTES 24 SECONDS WEST 161.49 FEET ALONG A NORTH LINE OF THE WOODS PROPERTY TO A 5/8 INCH REBAR (FOUND); THENCE SOUTH 83 DEGREES 45 MINUTES 19 SECONDS WEST 10.16 FEET TO A 1/2 INCH REBAR (SET) BEING THE TRUE POINT OF BEGINNING TO THE HEREIN DESCRIBED TRACT; THENCE SOUTH 02 DEGREES 34 MINUTES 57 SECONDS EAST 22.76 FEET TO A 1/2 INCH REBAR (SET); THENCE SOUTH 30 DEGREES 32 MINUTES 26 SECONDS WEST 11.02 FEET TO A 1/2 REBAR (SET); THENCE SOUTH 06 DEGREES 40 MINUTES 15 SECONDS EAST 154.08 FEET TO A FENCE CORNER POST; THENCE SOUTH 73 DEGREES 03 MINUTES 16 SECONDS WEST 193.05 FEET TO "PK. NAIL" (SET) IN SMITH ROAD; THENCE NORTH 14 DEGREES 48 MINUTES 34 SECONDS WEST 40.94 FEET ALONG SAID ROAD TO A "PK. NAIL" (FOUND); THENCE NORTH 20 DEGREES 30 MINUTES 37 SECONDS WEST 147.14 FEET ALONG SAID ROAD TO A "PK. NAIL (FOUND); THENCE NORTH 23 DEGREES 30 MINUTES 33 SECONDS WEST 39.93 FEET TO A "PK. NAIL" (FOUND) AT THE SOUTHWEST CORNER OF THE HUDSON TRACT; THENCE NORTH 83 DEGREES 45 MINUTES 19 SECONDS EAST 248.07 FEET ALONG THE SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING CONTAINING 1.00, MORE OR LESS, ACRES (43,497, MORE OR LESS, SQUARE FEET) BEING SUBJECT TO ALL CODES, REGULATIONS AND REVISIONS, SUBDIVISION COVENANTS, EASEMENTS, AND RIGHTS OF WAY OF RECORD. As per survey of Russell & Company Engineers-Surveyors dated October 12, 1996.

Signed for Identification:

Ginger Woods
Ginger Woods

Jan H. Scruggs Hawks
Jan H. Scruggs Hawks

Larry Ray Woods
Larry Ray Woods